



Eagle Close, Larkfield, ME20 6QF
Offers Over £385,000

Spacious 3 Bedroom Home on the Sought-After Birds Estate, Larkfield

Located on the ever popular Birds Estate, this delightful three-bedroom home on Eagle Close offers the perfect blend of comfort and style. Spanning approximately 1,124 sq. ft., it provides generous living space ideal for families or anyone looking for a well-presented home in a fantastic location.

The bright and airy hallway leads into an open-plan living and dining area, flowing seamlessly into a lovely conservatory that fills the home with natural light. The fitted kitchen is well equipped with ample storage and worktop space, creating a practical and inviting layout for modern living.

Upstairs, there are three spacious bedrooms and a well-maintained bathroom, offering everything a family needs for day-to-day comfort. Outside, the property boasts a large front garden with driveway and a beautifully landscaped rear garden, providing plenty of outdoor space for relaxing, entertaining, or family activities.

Situated in a friendly community with easy access to local amenities, reputable schools, and excellent transport links including the M20 and nearby train stations, this property is ideally located. Don't miss the opportunity to make this wonderful home your own.

- Semi-Detached House
- Three Spacious Bedrooms
- Modern Fiited Kitchen
- Open Plan Living/ Dining Room
- Conservatory
- Quiet Cul-De-Sac
- Private Patio And Garden
- School Catchment Area
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 5 miles away.

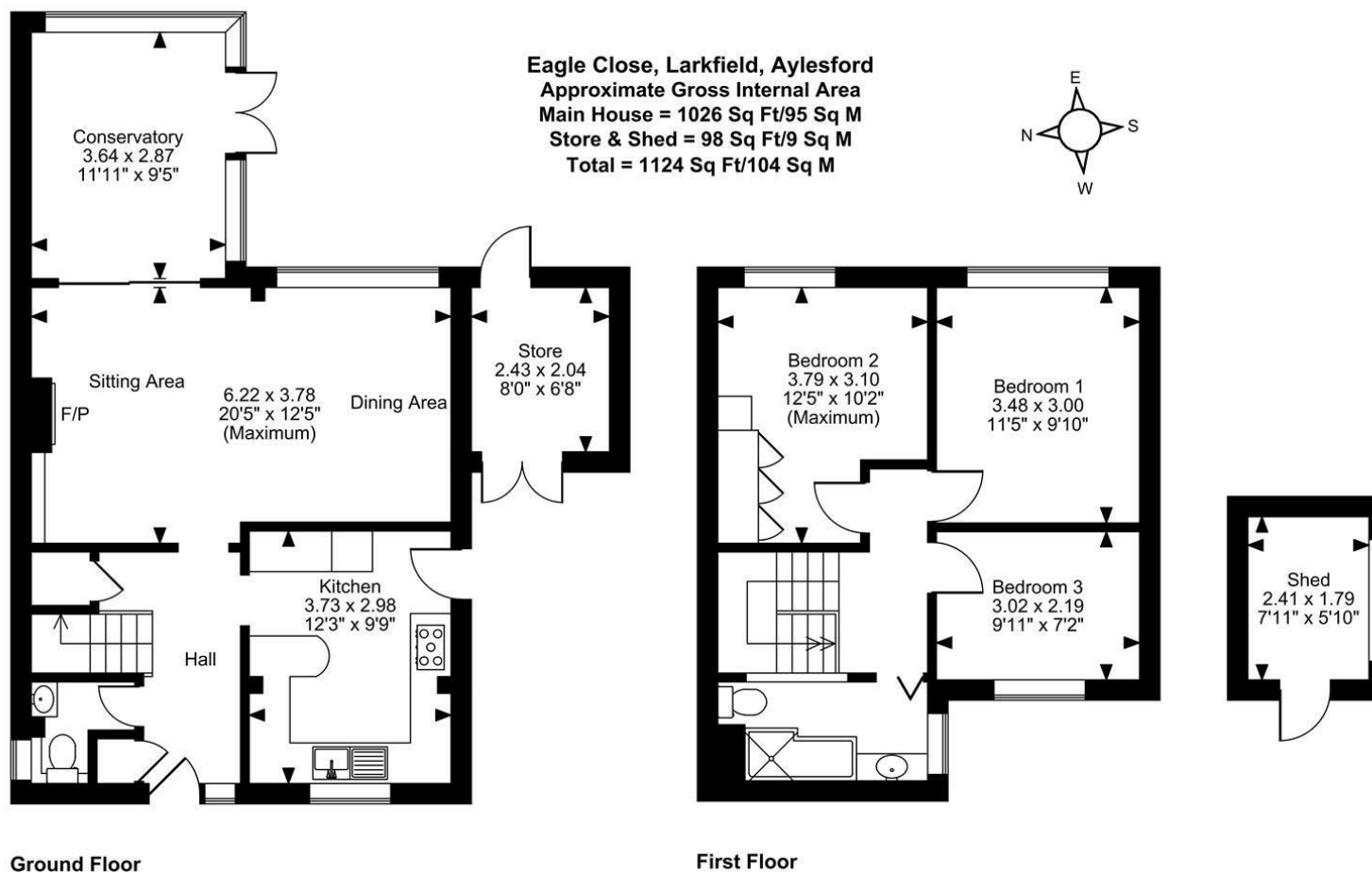
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Brick Built
Council Tax Band D
EPC Rating D
UPVC Double Glazing
Gas Central Heating





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The position & size of doors, windows, appliances and other features are approximate only.

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